

## 6 Mynard Road, LENEVA, VIC 3691

Full Turnkey | Brand New

Located in the growing and family-focused Leneva Valley Estate, this brand-new four-bedroom home delivers modern style, low-maintenance living, and a lifestyle perfectly suited to today's buyers. Designed with clean lines and contemporary finishes, this is an ideal opportunity for families, first-home buyers, or investors seeking a turnkey property in one of Wodonga's most exciting new communities.

Step inside to discover a well-considered floorplan offering four generous bedrooms and two separate living zones, providing flexibility for families of all sizes. The master suite is privately positioned and features a walk-in robe and sleek ensuite, while the remaining bedrooms are serviced by a full family bathroom and separate laundry.

At the heart of the home, the light-filled open-plan kitchen, meals, and living area creates a welcoming space to gather and entertain. The kitchen is finished with stone benchtops, quality appliances including a dishwasher, and a practical pantry-balancing everyday functionality with modern appeal. Comfort is assured year-round with a split-system heating and cooling unit, while neutral tones provide a fresh canvas to personalise.

Outside, the home is fully landscaped and fenced, offering a secure, low-maintenance

**TYPE:** For Sale

**INTERNET ID:** 21P9840

**SALE DETAILS**

**\$795000**

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Jamie Maynard**  
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The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

yard ideal for children, pets, or relaxed outdoor living-simply move in and enjoy.

Leneva Valley Estate is fast becoming one of the region's most desirable new addresses, celebrated for its wide streets, modern homes, and community-minded design. Positioned just minutes from schools, childcare, parks, sporting facilities, and Wodonga's CBD, the estate offers the perfect blend of convenience and contemporary suburban living.

A stylish new build in a thriving location-this is effortless living in a home that ticks all the boxes.

Council Rates | approx \$400 per quarter

Water Rates | approx \$137.00 per quarter plus usage

Potential Rental Return | \$650.00 per week

<https://www.consumer.vic.gov.au/duediligencechecklist>

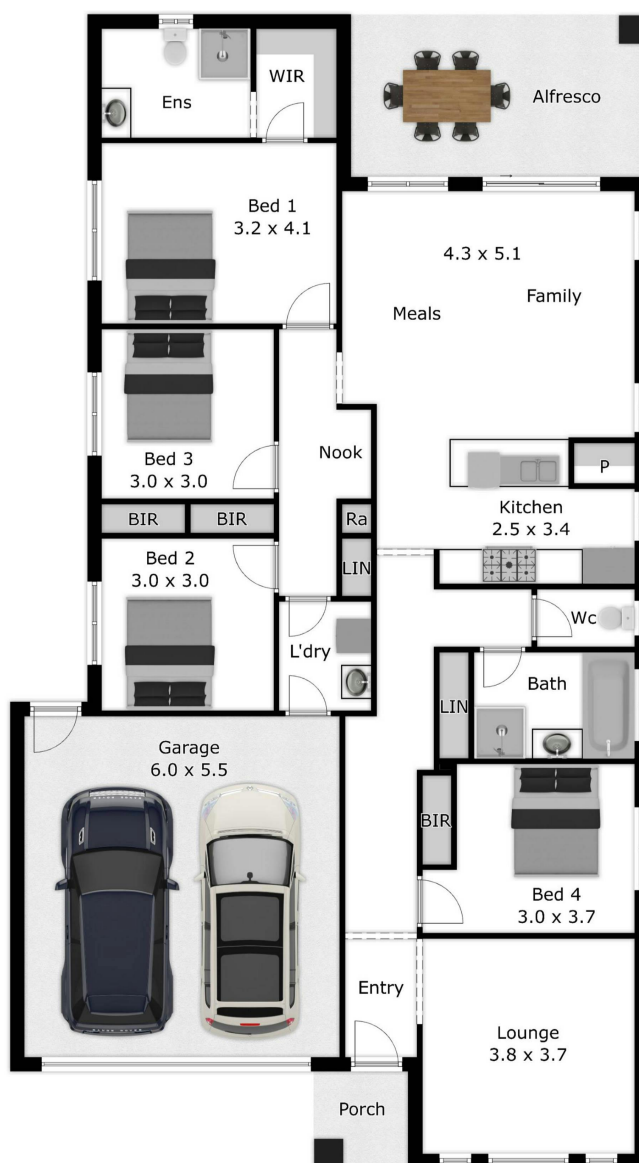
- Land Area 681.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











Please note: This plan has been generated for advertising only and may not be exact.  
Interested parties are to do their due diligence to verify any information provided in this plan.